



Adams Run HOA

P.O. Box 91003

Louisville, KY 40291

Website: AdamsRunHOA.com

Email: board.adamsrunhoa@gmail.com

Adams Run HOA Meeting Minutes – Sunday July 27th, 2025

Call to order @ 7:05 p.m.

Adams Run HOA meeting was held at Central Govt Center 7201 Outer Loop on July 27th, 2025

Attendees included: President - Jeff Carden, Secretary - Gail Yates, Member @ Large – Gary Davis & Joe Mudd

Board Member not in attendance: VP - Terry Campbell, Jacqueline Smith, LaRhanda Trammell & Grant Tinsley, III and others

Homeowners in attendance: Carl Jones, Tony Needy, Lisa Davis, Adialys Harilal, Arden Hagele, Sherrye & Bill Gilkey

Approval of Minutes:

Minutes from May 28th 2025 were emailed to all board members for review. Presented @ meeting and approved. Motion to approve. Bill Gilkey - Approved. Seconded - Approved

Committee Reports

Communications: Gail Yates for LaRhanda Trammell

- Gail stated how well the yard sale had gone and gave the date for the fall bulk pick up on October 23rd

Deeds: Jeff Carden for Grant Tinsley, III

- Jeff stated he had a couple of letters that had gone out regarding unkept yards and he received a reminder of pine trees that needed replanting along Beulah Church Rd
- A homeowner mentioned parking along the curve blocking driveways and mailboxes on Adams Run Ct. nearly causing a head on collision.

Grounds Committee: Jeff Carden for Jackie Smith

- There were multiple requests for the tree trimming around the street lights in the islands
- A quote was being waited on from the landscaping company on tree trimming.
- Also waiting quotes from a mason for repairs on the center fountain for bricks coming loose
- A question was asked if it had been considered looking into using a trade school for masonry at a discounted rate.
- Several homeowners mentioned how bad the begonias looked this summer and expressed interest in possibly having other plants in the islands.
- It was mentioned about having the flowering trees in the verge on Black Powder Ln trimmed back to have better view of oncoming traffic. Jeff mentioned he would look into it.
- Jeff mentioned that the small island on Black Powder Ln needed landscaping repairs.
- Gail asked about replacing a few stop signs that were coming out of the frames and covered with graffiti. Jeff asked whether Duggins would be able to take care of that.

Finance: Arden Hagele

- Arden presented and explained a copy of the tentative budget for the next fiscal year (Oct 1st, 2025 through Sept 30th, 2026)
- In the first column, the bottom number bank balance at the end of September 30th should be around 62,000 dollars. We had to get to be \$48 ,000. Our miscellaneous maintenance was under what we had budgeted. We budgeted \$5,000, and so far it hasn't been \$1,000. They've got one bill I have to pay and then the total maintenance was cost was \$24,000 versus \$36,000.
- On the improvements, the speedhumps were a big cost. And I just left that as a zero for next year because I didn't know what we would want to do. That's a place you wouldn't need to add other miscellaneous things.
- We budgeted for \$4,000 on Christmas last year, spent \$3,600. We're coming out with a good bank balance. And if we put it in the budget, the items that are listed here would come up with about \$57,000 at the end of next year without any dues increases. But you may want to add some improvements for grounds.
- Jeff thanked Arden for his time in explaining the following year budget.

New Business:

- Jeff reminded of the annual meeting in October for election of members @ large who may want to become a board member. A meeting will be set at a later time.
- A mention of having an assessment for speed humps for Black Powder Ln as the traffic would increase. Due to it being late in the year it may be into 2026 to follow up on.
- Jeff mentioned that there would be an increase in the HOA assessment dues in September for the upcoming year. There hadn't been an increase for several years. The increase would be from \$175 per year to \$200 per year. The new invoices are mailed out mid-September and due on or around October 1st.
- Jeff mentioned that homeowners were asking about possible police patrols throughout the neighborhood due to the increase of auto break in attempts. Jeff stated that he would look into what may be available and the cost, etc. and present it to the board.
- Jeff thanked everyone for coming out and for their participation.

Meeting Adjournment:

- The meeting was adjourned @ 8:30 p.m. by Jeff Carden, HOA President
- Next scheduled meeting will be Wednesday, September 10th @ 6 p.m. at Central Government Center 7201 Outer Loop

Finance

	Estimated 2025 FY Amount	2025 Budget	2026 Budget
Bank Balance October 1, Beginning of Year	75,360.40	75,360.40	62,989.56
Dues Receipts	63,050.00	63,700.00	63,000.00
Bank Interest	150.00	400.00	150.00
Insurance reimbursement			
Total Income	63,200.00	64,100.00	63,150.00
Utilities	23,000.00	26,000.00	25,000.00
Maintenance:			
Contract Grounds Maint	23,627.00	25,000.00	24,000.00
Miscellaneous Maintenance	1,000.00	5,000.00	5,000.00
Island Renovation	0.00	3,000.00	
Fountain Maintenance	0.00	3,000.00	
Total Maintenance	24,627.00	36,000.00	29,000.00
Improvements	17,640.00	18,000.00	0.00
Insurance	1,710.00	1,500.00	2,000.00
Legal Fees	1,300.00	1,000.00	2,000.00
Accounting	3,000.00	3,000.00	5,000.00
Office Supplies & PO Box Rental	500.00	600.00	500.00
Website Domain and Hosting	250.00	200.00	250.00
Expenses on Properties	0.00	0.00	
Christmas	3,600.00	4,000.00	4,000.00
Other (Miscellaneous)	500.00	500.00	500.00
Property Tax	0.00	0.00	
Total Expenses	76,127.00	90,800.00	68,250.00
Net Income for Period	(12,927.00)	(26,700.00)	(5,100.00)
Bank Balance End of Period	62,433.40	48,660.40	57,889.56

Adams Run HOA	Adams Run Homeowners Association P.O. Box 91003 Louisville, KY 40291 Website: AdamsRunHOA.com Email: board.arhoa@gmail.com
HOA Meeting * Central Government Center 7201 Outer Loop Room 131	
Homeowner Sign--In Sheet Sunday July 27th 2025 @ 5 p.m.	
<u>Name:</u>	<u>Address:</u>
Bill & Sherrye Gilkey	Adams Run Rd
Tracy Smith	Hunting Ground Ct
Tony Needy	Adams Run Ct
Joe Mudd	Adams Run Ct
Jeff Carden	Adams Run Rd
Gail Yates	Adams Run Rd
Carl Jones	Black Powder Ln
Arden Hagele	Black Powder Ln
Gary & Lisa Davis	Long Rifle Ln
<u>Adialya Harilal</u>	Long Rifle Ln